

PLANNING ASSUMPTIONS AS RECOMMENDED BY THE CITIES

To date, we have received the following modified input relating to adjustment to the existing capacity.

Key city-proposed modifications to the Board of County Commissioner assumptions included increases in persons per household and employees per acre factors. The modified input are based on the 2000 census and Office of Financial Management over the past decades and related studies performed for the cities as well as the metro region.

The modified input accommodates more persons in the existing urban growth areas than using the BOCC assumptions and raises policy issues for the Board to consider.

Assumptions	Battle Ground	Camas	La Center	Ridgefield	Vancouver *	Washougal	Yacolt
Persons per SF Household	3.24	2.76	3.12	2.89	2.50	No change	3.31
Persons per MF Household	2.17	2.02	2.12	2.67	2.50		3.31
Avg. persons per household	2.97	2.58	2.87	2.84	2.50		3.31
Infrastructure deduction	No change	30%	No change	No change	No change	No change	No change
Never to convert factor		15%					
Include residential tax exempt lots					Yes		
Units per acre					9.4		
Redevelopment	110%	115%			105%	120%	
Commercial jobs per net acre	18	15			25	20	
Redevelopment		115%				110%	
Industrial jobs per net acre	15				11		
Exclude tertiary lands in the city					Yes		

* The City recommends inclusion of residential tax exempts lots, 5% development on critical land, 3000 additional growth to capture expected to occur as a result of intensification of centers, exclusion of tertiary industrial lands, and public sector jobs. The change would accommodate approximately 7,201 more persons in the city limits of Vancouver. The exclusion of tertiary lands and some accounting for public sector jobs in addition to industrial and commercial would result in 13,680 less jobs in the city limits.

First, should the Board direct staff to allocate population on the basis of the existing household size as identified in the 2000 census?

Second, should the county follow the current BOCC direction on persons per household because that takes demographic trends into account?